

CARMEL VALLEY COMMUNITY PLANNING BOARD

MEETING MINUTES

7 p.m., 9 February 2010

Carmel Valley Library, Community Room
3919 Townsgate Drive, San Diego, CA 92130

CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Excused	Absent
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3	X		
3. David Bartick	Neighborhood 4/4A	X		
4. Scott Tillson	Neighborhood 5	X		
5. Susanne Bankhead	Neighborhood 6	X		
6. Dave McIntyre	Neighborhood 7	X		
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Vacant	Neighborhood 9			
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11	X		
12. Dean Dubey	Pacific Highlands Ranch, District 12	X		
13. Jill McCarty	Business Representative	X		
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative	X		
17. Rodney Hunt	Investor Representative	X		

APPROVAL OF MINUTES—8 DECEMBER 2009

The board unanimously approved the minutes with comments. Susanne Bankhead abstained since she was excused from the prior meeting. (15-0-1)

PUBLIC COMMUNICATION

Manjeet Ranu noted that SANDAG is developing the 2050 Regional Transportation Plan. Scott Tillson and Manjeet will investigate.

Regarding board member voting procedures, Victor Manoushakian asked for clarification on proxies for business seats. Proxies are allowed for business and investor seats only.

Steve Davison announced that he is interested in running for the Neighborhood 9 board seat. Steve attended the November board meeting.

Marvin Gerst announced that there is a special Los Penasquitos Canyon Preserve Citizen's Advisory meeting on February 25 7-9PM at the Parkview Village Elementary School to seek input for the Del Mar Mesa and Carmel Mountain Preserve Resource Management Plan.

ANNOUNCEMENTS

Chair White noted that there is a 'What to Know When Reviewing Projects' training seminar February 25 6-8PM at the MWWD Operations Building on Topaz Way in Kearny Mesa.

WRITTEN COMMUNICATIONS

None

COMMUNITY PLANNER REPORT

Bernie Turgeon noted that he has replaced Tim Nguyen as the Carmel Valley Community Planner. Bernie will not attend every meeting but he will attend quarterly or as needed.

COUNCIL DISTRICT ONE REPORT

Mel Millstein noted that the PHR Neighborhood Park acquisition is expected to be heard at City Council in April. Janie Hoover also provided an update to the board.

INFORMATION AGENDA

1. Carmel Mountain/Del Mar Mesa Preserve Resource Management Plan (RMP):

Presentation of Draft Final Carmel Mountain/Del Mar Mesa Preserves Resource Management Plan, including recent changes, review and adoption process.

•Chris Zirkle, Betsy Miller and Rick Thompson

Chris Zirkle presented and provided a memo with supporting maps. The RMP will go to city council for approval and it is currently in final draft form. The trails plan will require amendments to four community plans including Pacific Highlands Ranch. Chris noted the Multiple Species Conservation Plan (MSCP), Implementing Agreement and Protection Ordinances are tools to fulfill the Endangered Species Act and recreation is of secondary importance. Chris explained that after understanding the unauthorized trails that existed in September 2008 the city began surveying trails and working with the resource agencies that also have property in the area. Chris added that he believes the direction to provide the maximum amount of trails has been achieved.

Betsy Miller also presented and added detail regarding the trails consideration process. After surveying trails via GPS, the city took unsafe and unsustainable trails out of consideration and then approached the resource agencies. Two meetings and seven site visits were conducted with the resource agencies. During consideration, the City and resource agencies looked at the MSCP covered species and trail redundancy, as well as mule deer concerns at canyon bottoms. It was noted that the US Fish and Wildlife Service (USFWS) can allow trails on their property; the California Department of Fish and Game (CDFG) does not want trails through their property. Chair White asked how existing trails can be taken away and Betsy Miller responded explaining with restoration. Manjeet Ranu asked if there are plans to include trails through private property and Betsy Miller explained the city tried to get as many trails as they could on public property.

Rick Thompson supplemented Betsy Miller's presentation by explaining how the city tried to get some elements into the plan considering connectivity and big loops.

Manjeet Ranu asked if CEQA was required to study trail opportunities. Chris Zirkle explained Development Services said the RMP was exempt from CEQA but Bernie Turgeon noted CEQA would be required for the community plan amendments. Manjeet also asked about timing and funding. Chris Zirkle explained funding will be obtained from grants, community volunteerism and endowments associated with some properties.

Allen Kashani explained the Del Mar Mesa Community Planning Board (DMMCPB) has conducted a site visit and Allen provided the board maps of existing trails and a few trail additions that the DMMCPB is considering. Allen offered to show the Carmel Valley Community Planning Board the trails at a site visit on February 20 8AM meeting at the end of 'The Preserve Way'.

Gary Levitt added that there are a few connectivity issues that still need to be addressed and Gary expressed a need to get the community to buy-in and adoption. Gary noted the CDFG property doesn't allow access yet it is one of the worst maintained properties with fence damage.

Jill McCarty suggested consideration of licenses as a funding source.

INFORMATION AGENDA (CONT.)

When asked about opportunities to include additional trails in the plan, Chris Zirkle explained there are evolving circumstances and they plan to return to the board in two-three months for action.

2. Gonzalez Canyon / Cavallo Farms Trail: Consider the Gonzalez Canyon / Cavallo Farms Trail Connection, the final trail connection at the western end of Gonzalez Canyon.
•Applicant, Laura Ball, City of San Diego

The City of San Diego Trails Manager Rick Thompson presented and provided a handout. An alignment has been determined to connect to Rancho Valley Farms. Flagging the trail has been done and they are moving forward with the biological assessment that will get reviewed by Development Services. They are hoping to build the trail in the fall. Manjeet Ranu asked that if there are funds left over they should be used at the El Camino Real crossing. Rick Newman noted a traffic calming device should be used where the trail intersects El Camino Real.

3. Del Mar Highlands Town Center: Updated presentation of Del Mar Highlands by Elizabeth Schreiber.

Elizabeth Schreiber presented and noted they are pursuing ‘gathering places’; looking to improve restaurant selection; addressing the lack of parking and traffic congestion; and they intend to renovate the theater. Christian Clews asked for security enforcement to keep areas from becoming a popular hang-out for kids. Dave McIntyre asked if the applicant has had any discussions with Killroy on pedestrian connection – the applicant responded that they are willing to have discussions. Dave also asked to have illegal signs that are being posted by subtenants looked at. Dean Dubey expressed concerns for kids and liquor. Victor Manoushakian asked about contributions to the community – Elizabeth responded explaining how they do provide contributions (e.g. artwork displays and Halloween events). Laura Copic asked about recycling availability and suggested consideration for providing trash recycling for tenants. Manjeet Ranu explained he would like to see something more walkable and Manjeet encouraged more destination than utilization. Elizabeth mentioned that their people/place making may fulfill Manjeet’s request. Gary Levitt asked for consideration of pedestrian linkage to the library. Elizabeth explained she plans to return to the board monthly.

4. Carmel Valley Signage: Presentation by resident regarding changing community identity signs, such as Del Mar Highlands.

No appearance.

ACTION AGENDA

1. Roundabouts @ Via de la Valle and ECR and ECR and San Dieguito Rd.: Consider the design and implementation of roundabouts at these intersections.

•Applicant, Siovash Pazardi, City of San Diego

Siovash Pazardi presented. The city intends to include roundabouts on El Camino Real as an alternative in the project EIR. El Camino Real will be 4-lanes regardless of roundabouts. Siovash explained he is looking for support from the board on the roundabout concept. Christian Clews explained he is concerned for equestrian trailer access through the roundabouts and Christian asked for consideration of test driving a field-chalked mock-up. Siovash explained computer modeling has confirmed the roundabouts accommodate the design vehicles. Dean Dubey asked about the impact for property owners for a signal versus roundabout – Siovash responded explaining that this would need to be studied. David Bartick asked for the approximate cost change for signals vs. roundabouts and Siovash explained roundabouts cost nearly \$1MM whereas signals are approximately \$300k. Dave McIntyre asked about examples of similar roundabouts and it was suggested Legoland may have some similar examples. A member of the public asked that the city work with property owners that would be impacted throughout the process. A motion was made by Scott Tillson to study the roundabouts in the EIR, seconded by Laura Copic and approved (16-1).

2. MAD Budget FY 2011: Consider approval of the MAD budget for Pacific Highlands Ranch.

•Applicant, Joe Henderson, District Manager

Dean Dubey motioned to approve the budget, seconded by Manjeet Ranu and unanimously approved (14-0).

3. Carwash at Arco: Consider the addition of a carwash at the Arco Gas Station at 3170 Carmel Valley Rd.

•Applicant, Fred Oliver & Roy Johnson

After presentation by Fred Oliver regarding a 16-foot by 42-foot automatic car wash in the northeast corner of the property, Scott Tillson motioned to approve the project, seconded by Manjeet Ranu and unanimously approved (13-1).

4. Polo Field: Consider JPA letter of January 26, 2010 regarding comments on the Rancho Santa Fe Polo Club's plan to restore the public trail and habitat.

•Applicant, CVCPB

After presentation by the applicant, Scott Tillson motioned to acknowledge the letter, seconded by Manjeet Ranu and unanimously approved (14-0). The applicant will return in April.

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	None	None noted
FBA	White	None	None
MAD	McIntyre	None	None
MAD N 10	Copic	None	None
MAD PHR	Dubey, Ranu	None	None noted
Bylaws/Elections/ Policies/Procedures	Bartick	Elections on Tues 9 March. Tom Gotfredson is no longer running for a business seat	None
Community Concourse	White	None	None
Trails	Harvey (Copic, alternate to LPCP CAC)	None	20 Feb 8AM at the end of 'The Preserve Way' in Del Mar Mesa
CVREP	Clews	None	None
San Dieguito River Park	Harvey, Fuchs	None	None
SR-56 Steering Committee / SR-56/I-5 Connector Exploratory Committee	Tillson, Fuchs (Michelle Strauss, alternate)	Notes from the last meeting were sent to the board	A meeting will be scheduled
CPC	Ranu	None	None
Signage	John Dean	There was mention of six sports team banners at Del Mar Heights Road and Ashley Falls Drive	None

CHAIR'S REPORT

The board agreed to send a letter supporting that Rick Thompson be kept in his role as Open Space Trails manager.

MAYOR'S OFFICE REPORT

No report/no representative present.

COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3

No report/no representative present.

STATE ASSEMBLY REPORT, DISTRICT 75

No report/no representative present.

OLD/ONGOING BUSINESS

None.

NEXT MEETING

Tuesday, 9 March 2010, 7 p.m., Carmel Valley Library

ACTION ITEMS

- Manjeet Ranu and Scott Tillson will investigate the SANDAG 2050 Regional Transportation Plan.